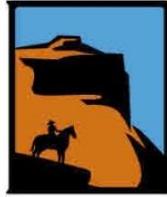


Mayor
Nina Laycook
City Manager
Joe Decker
Treasurer
RaeLene Johnson



City Council
James G. Sorenson
Cheryl Brown
Kirt Carpenter
Brett Chamberlain
Joe B. Wright



KANAB CITY PLANNING COMMISSION STAFF REPORT- December 3, 2013

I. ITEM: Minor Subdivision Request for Parcel K-25-7

Applicants Gregory and Julianne Castle, owners of Parcel K-25-7, have requested a minor subdivision for the 0.62 acre parcel, located at 182 North 200 East. The property is currently zoned R-1-8, on a parcel that is designated as Medium Density Residential in the Downtown District by the Future Land Use Map. There is currently a residence on the lot and the applicants would like to subdivide to facilitate infill development.

II. STAFF ANALYSIS

The proposed minor subdivision will result in three 0.21 acre (9,033 sq. ft), 88 feet wide lots. The lots contained in the proposed subdivision meet the lot standards of Section 3-1 of the Subdivision Ordinance, including meeting minimum area and dimensions, frontage to a dedicated street. In order for the lots to be buildable, 2 sheds which dissect one of the proposed lot lines would need to be removed, which the applicant has agreed to do.

Staff has met with the applicants to assure compliance with the Subdivision Ordinance and resolve any concerns. In addition, the public works director has reviewed the application, addressing utility, street, and fire standards of sections 3-2, 3-5, 3-6, and 3-10.

III. FINDINGS

1. The proposed subdivision meets lot standards of the subdivision Ordinance, provided that two sheds on site be removed
2. The Public Works Director has reviewed and approved the subdivision to meet utility, street, and fire standards.

IV. STAFF RECOMMENDATION:

That the Kanab City Planning Commission recommend to the Kanab City Council approval of the minor subdivision application for Parcel K-25-7, with the following condition:

- That the applicant remove the existing sheds that dissect lots 2 and 3 as shown on the plat map provided

– A Western Classic –



KANAB
UTAH

76 North Main
Kanab, Utah 84741
Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

Subdivision Initial Application

KCfrmSIA-Ver-1.0.3

Applicant Information:

Name Gregory and Julianne Castle Phone (801) 554-9301

Address 182 N. Main St. P.O. Box _____

City Kanab State Utah Zip Code 84741

Legal Property Owner(s) Check Here if 1st listed Owner is same as Applicant

Provide information for Business Owner(s) below. Use button to add additional owner(s).

Name _____ Phone _____

Address _____ P.O. Box _____

City _____ State _____ Zip Code _____

Property Information

.62 Acres Acres (Property survey not required at this time)

Parcel ID K-25-7

General Plan Zone Residential - Medium Density

Existing Zoning R-1-8

Desired Development Committee Meeting Date

Meeting Date Requested: Next Available Date (mm-dd-yyyy)

NOTE: Development Committee Meetings are normally held on Wednesday(s) at 10:00am in the Kane County Commission Chambers. This application will need to be submitted a minimum of one week in advance of the date listed above.



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Subdivision Initial Application

KCfrmSIA-Ver-1.0.3

Description

Briefly describe the nature of Applicants request or information required from the Development Committee:

See Attached Plat

Contact Information:

Applicant must provide at least one email address for correspondence with City Administrative Staff.

Email juliecastlehmb@gmail.com

Email lbh1219@gmail.com



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Sketch Plan

Attach a sketch plan exhibit including the following:

A. A vicinity map or recent aerial photograph showing the general location of the subdivision and the property boundary of the proposed area to be subdivided clearly shown, including a North Arrow, map scale and designated public street access. The exhibit should show any significant natural and man-made features on the site and within one-half (1/2) mile of any portion of the subdivision boundary.

Refer to the Kanab City Subdivision Ordinance and the Kanab General Plan for additional information.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

Sketch Plan:

These items are required before processing of Application can begin:

B. The sketch plan should clearly show the acreage of the proposed subdivision boundary, the number of lots, typical lot dimensions and the approximate area of each lot.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

Sketch Plan:

These items are required before processing of Application can begin:

C. The sketch plan should clearly designate any mapped Floodplains and Sensitive Areas relative to the subdivision boundary as outlined in the Kanab City Land Use Ordinance, Chapter 11.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.



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Subdivision Initial Application

KCfrmSIA-Ver-1.0.3

Narrative:

These items are required before processing of Application can begin:

Attach a brief written statement which clearly describes in detail the intent of the applicant regarding the subdivision request including public street access, connection to existing public utilities, and type of wastewater disposal system proposed.

You must submit this narrative by either entering this information in the description field above or by submitting it by email, mail or hand delivery to the Kanab City Office.

NOTE: Filling in Signature Name and Date and submitting form will serve as a valid signature. Form will be date and time stamped when submitted.

Warning - once form is submitted - Form information can not be changed.

Applicant(s) Requesting Development Committee Meeting

Signature

Greg Cook

Date (mm-dd-yyyy)

11/13/15

For City USE ONLY

Accepted _____

Date (mm-dd-yyyy) _____

Tax Account

Summary

Account Id 0013634

Parcel Number K-25-7

Owners CASTLE GREGORY & JULIANNE

Address 182 N MAIN ST
KANAB, UT 84741-3222

Situs Address 196 N 200 E

Legal BEG AT THE NW COR OF LOT 3 BLOCK 25 PLAT "A" OF THE OFFICIAL SURVEY OF KANAB TOWNSITE & RUN TH N 89*48'07" E ALG THE N LINE OF SAID LOT 3, 264.50 FT TO THE NE COR OF SAID LOT 3; TH S 0*11'42" E ALG THE E LINE OF SAID LOT 3, 102.20 FT; TH S 89*48'07" W 264.50 FT TO THE W LINE OF SAID LOT 3; TH N 0*11'42" W ALG THE W LINE OF SAID LOT 3, 102.20 FT TO THE PT OF BEG. CONT 0.62 AC M/L.

Inquiry

As Of 

Taxes Due \$1,279.09

Total Due \$1,279.09

Value

Area Id	Tax Rate	
02 - 02 - KANAB CITY	0.0115280000	
	Actual	Assessed
RESIDENTIAL REAL EST. IMP NON-PRIM - 02A	43,973	43,973
RESIDENTIAL - 12A	66,182	66,182
OTHER BLDGS. (STORAGE) - 12E	800	800
Total Value	110,955	110,955
Taxes	\$1,279.09	

The amounts of taxes due on this page are based on **last year's** property value assessments. For current year values visit the [Kane County Public Retrieval Site](#).

BETSY'S RED DIRT HALLOW SUBDIVISION

LOCATED IN NW¹/₄ BLOCK 25, PLAT A
OF THE KANAB TOWNSITE
SE¹/₄ SE¹/₄ SECTION 28,
TOWNSHIP 43 SOUTH, RANGE 6 WEST
SALT LAKE BASE AND MERIDIAN
PARCEL: K-25-7

SCALE IN FEET
SCALE 1" = 20'

Description of Subdivision Boundary (As-Surveyed):
BEGINNING at the Northwest Corner of Lot 3, Block 25, Plat "A" of the Official Survey of the Kanab Townsite and running; thence, along the north Block Line, South 89°35'36" East 265.24 feet, to the Northeast Corner of said Lot; thence, along the east Lot Line, South 0°27'22" West 102.20 feet; thence North 89°35'36" West 265.16 feet, to the west Block Line; thence, along the west Block Line, North 0°24'39" East 102.20 feet, to the POINT OF BEGINNING; containing 0.62 acres (more or less).

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate of Registration No. (License No.) 5561917, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this Subdivision Plat and described above to be hereafter known as "Betsy's Red Dirt Hollow Subdivision" and that said tract of land has been subdivided into lots as shown on this plat.

Thomas W. Avant R.P.L.S. No. 5561917

DATE

OWNER'S DEDICATION

Gregory and Julianne Castle, as the owners of the real property described in the Boundary Description, having caused the Property to be subdivided into 3 Lots, consent to the preparation and recording of this Plat.

IN WITNESS WHEREOF, Gregory and Julianne Castle have made the above dedications this _____ day of _____, 20__.

Gregory Castle
182 N. Main St.
Kanab, Utah

Julianne Castle
182 N. Main St.
Kanab, Utah

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF)

On this _____ day of _____, 20__, personally appeared before me Gregory and Julianne Castle, who are personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

NOTARY PUBLIC

CITY PUBLIC WORKS DIRECTOR CERTIFICATE

I, _____ Kanab City public Works Director, do hereby certify that this office has examined the above Plat and has determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20__.

KANAB CITY PUBLIC WORKS DIRECTOR

CITY ENGINEER CERTIFICATE

I, _____ Kanab City Engineer, do hereby certify that this office has examined the above Plat and has determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20__.

KANAB CITY ENGINEER

APPROVAL of the PLANNING COMMISSION

On this _____ day of _____, 20__, the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah.

CHAIRMAN Planning Commission

APPROVAL AND ACCEPTANCE by the Kanab City Council

We the Kanab City Council have reviewed the hereon Plat and by authorization of said Kanab City Council recorded in the minutes of its meeting of the _____ day of _____, 20__, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Attest: _____ Mayor -
Kanab City Recorder Kanab City Council
Kanab, Utah

CITY ATTORNEY CERTIFICATE

I, _____ Attorney for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this _____ day of _____, 20__.

KANAB CITY ATTORNEY

CERTIFICATE OF RECORDING

I, _____ Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20__.

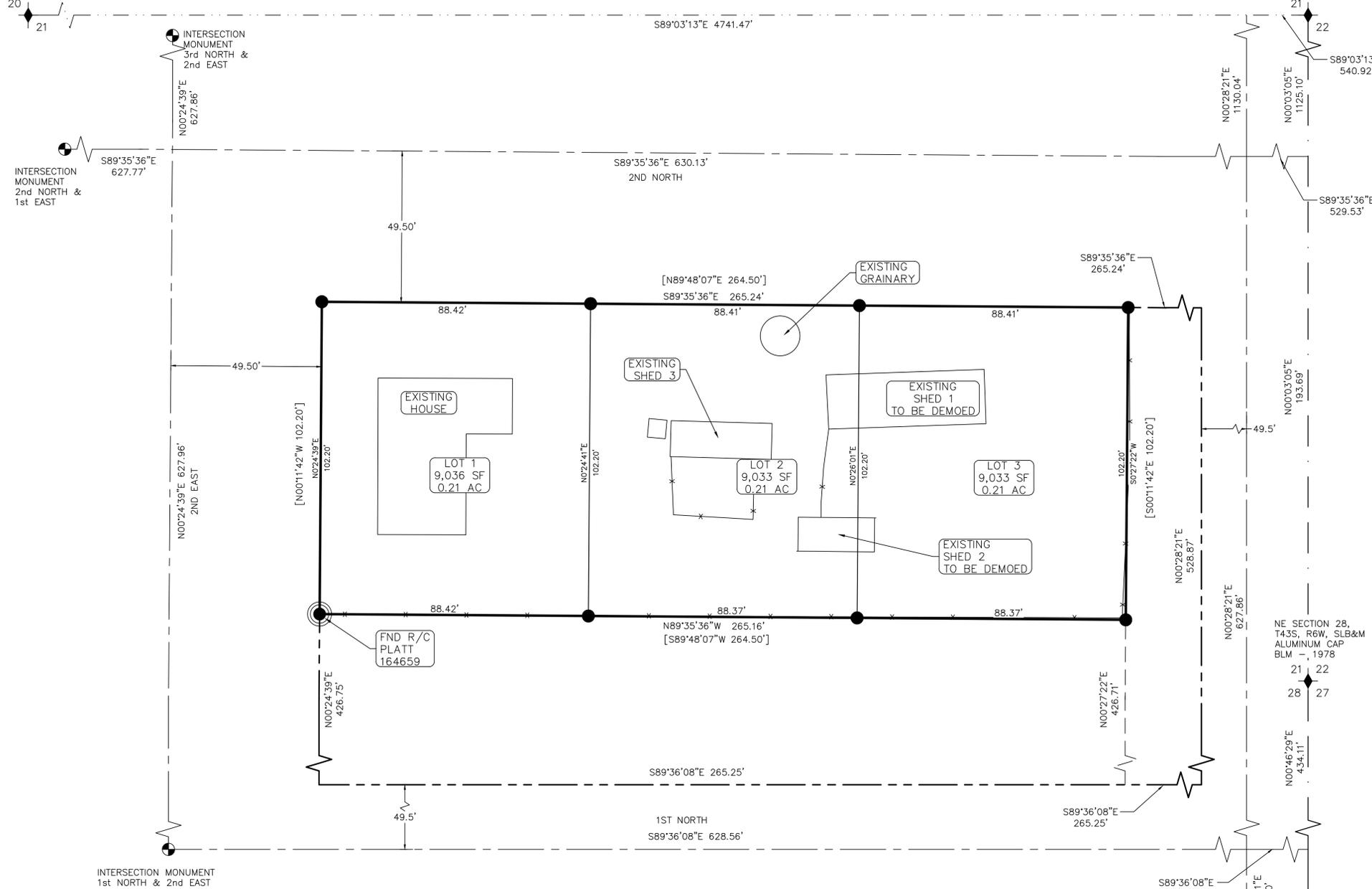
KANE COUNTY RECORDER ENTRY NO. _____

RECORDED AND FILED AT THE REQUEST OF: _____

DATE TIME BOOK PAGE FEE

SW¹/₄ SECTION 20 & 21,
T43S, R6W, SLB&M
ALUMINUM CAP
BLM - 1986

SW¹/₄ SECTION 21 & 22,
T43S, R6W, SLB&M
R/C TALBOT



LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- ◆ FOUND SECTION CORNER AS NOTED
- ⊙ FOUND ROAD CENTER LINE MONUMENT CENTER PUNCHED BRASS CAP LOCATED IN RING AND LID COVER IN ROADWAY
- ⊙ FOUND MONUMENT AS NOTED



SECTION LINE
1/8 SECTION LINE
STREET CENTER LINE
BLOCK LINE
BLOCK LOT LINE
PROPERTY LINE
BUILDING LINE
FENCE LINE
SURVEY BOUNDARY
RECORD BEARING AND DISTANCE
AS PER KANAB CITY TOWNSITE SURVEY (U.N.O.)

Notes:

1. Set Back Data
 - 1.1. Front: 25 feet
 - 1.2. Side: 10 feet
 - 1.3. Back: 8 feet
2. Zone: R-1-8

REVISION:	
DATE:	
CITY SURVEYOR:	

BETSY'S RED DIRT HALLOW
SUBDIVISION
KANAB CITY, UTAH
SCALE: 1" = 20'
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

TC ENGINEERING, PC
A "DESIGN-BUILD" FIRM
EXCELLENCE...ON TIME!
DANIEL W. THEBEAU, P.E.
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (888)644-2031
(435)689-0155

FILE: Kanab City
DRAWN BY: TWA
SHEET: 1 OF 1